

Sanderson Constructions Inclusions List

Floor Type

- Slab
- Walls
- 2700mm

External Walls

- Face Brickwork or Render as per drawings
- Builders Range

Roofing

- Boral Stratus Concrete Roof Tiles
- Colorbond Fascia
- Colorbond "Quad" Gutters
- Colorbond Downpipes

Front Entry Doors

- 2340 x 870 Full Light Door

Other Externals

- 2340 x 870 Weatherproof Semi-Solid

Internal Doors

- 2340 High Hinged Flush
- Bed 1,2,3 & 4 (if applicable) Robes to Dwelling
- 2340 High Sliding Doors as per plan

Windows

- Powder Coated Aluminium Windows with locks
- Double Glazed as per plan

Skylights as per plan

Door Furniture & Locks

External

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- Lanes "Trilock" Lever Polished Chrome Entrance sets to front
- Lanes Locks to other external
- Weather Strip to Entry Door

Internal

- Polished Chrome Lever to passage sets

Architraves/Skirting/Mouldings

- Pre-primed 90 x 18 mm moulded MDF architraves
- Pre-primed 140 x 18 mm moulded MDF skirting
- Tile Skirting to wet areas, minimum 100mm high

Wall Tiles

- Floor to ceiling in Bathrooms
- 400mm above Trough

Floor Tiles

- Floor Tiles to all Wet Areas

Floor Finishes

- Carpet all non-tiled areas Builders Range

Electrical

- Mains – Underground supply Pit Not Included
- Switchboards – Residential Current Devices (RCD)
- Light Points – as per plan
- Two Way Switch – as per plan
- Single Power Points – as per plan
- Double Power Points – as per plan
- Smoke Detectors – per regulations
- Exhaust Fan to Bathrooms – as per plan

Light Fittings

- Low Voltage LED Downlights throughout
- Flouro to each Garage
- Sensor Light to Front & Flood Lights to Rear

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Hot Water System

- Rinaii Infinity Instantaneous 30 or similar

Appliances

- Stainless Steel Kitchen appliances
- Westinghouse or similar 900mm Gas Cooktop
- Westinghouse or similar 600mm Under bench Oven
- Westinghouse or similar Dishwasher

Heating

- Ducted Heating System
- Wall & Ceiling Insulation

Plumbing Fixtures

- Kitchen Sink – 1 ¾ Stainless Steel Sink MK3 1
- Laundry Trough – 45 Ltr Trough & Cabinet with bypass 9504716
- Toilet Suites– Cygnet
- Shower Base – Fully Tiled
- Vanity Basins – Porcher Heron Semi recessed in Ensuites
- Vanity Basins – Porcher Ovale Counter Top to Bathrooms

Taps

- Basin Mixer Chrome throughout, 9503409
- Chrome Mixers to Kitchen & Laundry

Bathroom Accessories

- Mizu Chrome accessories or similar
- Double Towel Rail to Ensuites, Single to Bathrooms
- Toilet Roll Holders

Shower Screens & Mirrors

- Semi Framed Shower Screens (2000mm high) with Pivot Door, fixed return & Clear Safety Glass
- 4mm Flat Polished Edge Glass Mirror above Vanities

Note: The clients / owners own architectural drawings & specifications override Sanderson Constructions "Standard Inclusions List"